

**PROJECT DEVELOPMENT BOARD  
REGULAR MEETING  
MONDAY, APRIL 16, 2007  
6:00 P.M.**

AOC CONSTRUCTION FILE  
COUNTY: LAUREL  
FILE CODE: PDB 1  
SUBMITTED BY: Rm  
DATE: 6-18-07

A Regular Meeting of the Project Development Board (PDB) for the Laurel County Judicial Center was held on April 16, 2007 in the Laurel County Courthouse, London, Kentucky. Present and presiding Lawrence Kuhl, Laurel County Judge Executive.

**1. CALL TO ORDER**

Judge Kuhl called the Regular Meeting of the Project Development Board to order.

**2. ROLL CALL**

Laurel County Project Development Board Secretary, Sandy Wallace, took roll as follows:

Garlan Vanhook, Project Manager-Present  
Lawrence Kuhl, Chairman- Present  
Roy Crawford-Present  
Roderick Messer-Present  
Roger Schott, Present  
Warren Scoville, Absent  
Tom Handy, Absent

Judge Kuhl introduced Ryan Barrow, Ross Sinclair & Associates, present for Vince Gabbert.

**3. READING AND APPROVAL OF MINUTES OF PREVIOUS MEETINGS**

A motion was made by Roger Schott and seconded by Judge Messer to approve the minutes of the Regular Meeting on March 19, 2007 as reviewed. The vote was taken and carried as follows:

Yes carries unanimously.

**4. CITIZEN COMMENTS**

None

**5. OLD OR UNFINISHED BUSINESS**

**A. Update Justice Center**

### **CMW – Bill Pickering**

Mr. Pickering presented the Board with what he stated was a result of Phase B, a reduced set of just the court elevations and the building sections. Mr. Pickering stated that they were behind in the original schedule by about a month and a half.

Mr. Pickering continued stating that on May 7<sup>th</sup> we will be submitting a complete full size set of Phase B documents to Codell Construction so that they can start their Phase B final process.

After further discussion Mr. Pickering stated that the building total now is 82,899 gross square feet. That is within the target of the authorized square footage.

Mr. Pickering stated that they had received a draft copy of the 2007 Kentucky Building Codes. We were concerned that there would be potentially some significant changes to the code that could affect cost; in review of that, there are not, they are all minor changes. There would be not be any impact to the cost of our project.

Mr. Pickering stated that he gave Judge Kuhl and Garlan Vanhook a copy of the Design Team Documents for site demo bid package; the site survey and the plan of the demo site and specifications for demolition and earth filling.

### **Codell Construction – Travis Curry**

Mr. Curry stated on Wednesday they would deliver bid documents to the press. Mr. Curry continued stating that they would be taking alternate bid for the different properties. The holes will be filled back and we plan to put us a six (6) foot high fence all the way around.

After further discussion in regard to the demolition of the properties, Mr. Curry that they were going to have a pre-bid meeting on May 7<sup>th</sup> at 2:00 p.m. and May 15<sup>th</sup> at 2:00 p.m. we will receive the bids.

### **Judge Kuhl**

Judge Kuhl stated we have approval now; Judge Messer was with the Governor Saturday to receive the other \$210,000 which will allow us to go ahead and exercise the option on the back lot. Mr. James asked that we shorten the lot in order so that he wouldn't have to cut his garage off that building. We have until July to exercise the option on this last lot for \$127,000.

There was further discussion by the Board in regard to the demolition of the properties and the advertisement for bids.

### **Ken James Property**

Judge Kuhl stated that Mr. James has asked that the about six feet that the carport hangs over be resurveyed so that he does not have to tear his carport down.

Roger Schott asked if he was going to lessen the price.

Judge Kuhl stated that he hadn't gotten that far. We were trying to negotiate and get all the other done.

Judge Messer stated that he agreed; he thinks that he should reduce the price. The other problem was not our fault because he advertised including the eight or ten feet next to Joe T. Roberts. That is a dispute between he and Joe T. Roberts. Judge Messer stated that he was willing to resurvey the lot but Mr. James needs to reduce the cost by the square feet.

Mr. Vanhook stated that it was about a \$6,500.00 deduction.

Judge Kuhl stated that he would get with Mr. James to let him know that we will need to calculate the square feet and make the adjustment.

A motion was made by Judge Messer and seconded by Roger Schott to purchase the lot on Board Street owned by Ken James and that we agree to delete footage covered by his carport if he makes a reduction of price proportioned to the purchase price; whatever the square footage come out to be. The vote was taken and carried as follows:

Yes carries unanimously.

### **Court of Appeals**

Roger Schott stated that he was told that if we get the Court of Appeals that we get an extra forty something hundred square feet in our Justice Center.

Mr. Vanhook stated that the Appeals Court suite is just like you have here, it is about 1,500 to 2,000 square feet. The Appeals Court suite is already in the building.

### **Ross, Sinclair & Associates – Ryan Barrow**

Mr. Barrow presented the Board with a financial report showing a balance in the project fund of \$1,788,731.52.

Judge Kuhl stated that they would have a more detailed report at the next meeting.

### **Garlan Vanhook**

Mr. Vanhook stated that he didn't have much to report. Mr. Vanhook stated that the plan still look very good and very progressive.

After discussion, it was stated that we should break ground in October.

In regard to Second Street, the City Council has to advertise and close Second Street.

#### **Curry Oil -Judge Kuhl**

Judge Kuhl stated that he questioned Mr. Curry about the tanks. There is a possibility that there may be gasoline in them.

Mr. Curry stated that demolition documents stated that the tanks are empty.

There was discussion in regard to possible hazardous materials in the tanks. It was stated that the Board thought that the property was clean.

Mr. Vanhook stated that if we are having to deal with the disposal of gasoline, that is another problem. The tanks were to be clean; we were buying a clean site.

Judge Kuhl stated that he would get back with Mr. Curry.

#### **6. NEW BUSINESS**

There was no new business.

#### **7. ANNOUNCEMENTS**

Judge Kuhl stated that the next Regular Meeting will be May 21, 2007 at 6:00 p.m.

#### **8. ADJOURNMENT**

A motion was made by Judge Messer and seconded by Roger Schott that the meeting be adjourned. The vote was taken and carried as follows:

Yes carries unanimously.

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Lawrence Kuhl, Chairman Project Development Board  
Laurel County Judge/Executive

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Sandra C. Wallace, Secretary Project Development Board